

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING November 1, 2025 - Regular Session Minutes

Upon notice duly given, a Regular Meeting of the Board of Directors of Villas de Las Flores Homeowners Association was held on Saturday, November 1, 2025, at 9:00 a.m. at the Clubhouse and via Zoom Video conference. A quorum of Board members was present, and business was conducted as is outlined herein.

DIRECTORS PRESENT

President – Scott Gaudineer
Vice President – Kleev Guessford
Secretary – Barbara Cioffi
Treasurer – John Toogood
Director – Jason Kilpatrick
Director – Fred Gross
Director – Charles Drayman

OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management

CALL TO ORDER

Board President Scott Gaudineer called the meeting to order at 9:03 a.m.

AGENDA ADDITIONS

1 Lien

HOMEOWNER FORUM #1

Lights out on southeast end of LC on golf course, flags, plants, matrix, doors and frame, wall paint and repairs.

BOARD SUMMARY REPORT

Newsletter to be sent out shortly to the homeowners at the conclusion of the meeting.

APPROVAL OF MINUTES

The Board reviewed the regular meeting minutes of September 27, 2025. After discussion, *motion to approve the minutes of the regular meeting as corrected, made by Mr. Guessford, second by Mr. Drayman, motion carried.*

COMMITTEE REPORTS

Financial – September 2025 – Mr. Toogood gave a summary of the Financial as presented by PPM. After discussion, *motion to approve the financial above as presented, made by Mr. Toogood, second by Mr. Gross, motion carried.*

Architectural – Mr. Kilpatrick stated that there were 2 AC requests and doors and windows. He commented that Jessica who took Nick's place at PPM is doing great. Continue to reach out to PPM for an application for exterior changes.

Landscaping – Mr. Drayman advised that there is a proposal in the packet for plant replacement which is significantly lower than past years which is great. After discussion, *motion to approve the proposal from Vintage for \$8,910.00, made by Mr. Drayman, second by Mr. Gross, motion carried.*

Maintenance – Recent proposals for painting and asphalt were emailed to the board just to have in their files for now. No action currently will be reviewed in January at the strategic planning meeting.

Grayco Electric Proposal – A proposal was presented to relocate pagoda lights from grass areas to desert landscaping. After discussion, *motion to approve the proposal from Grayco Electric for \$2,745.00, made by Mr. Guessford, second by Mr. Drayman, motion carried.*

NEW BUSINESS

Liens (1) – *Motion to approve a lien for account # 11436162, made by Mr. Toogood, second by Mrs. Cioffi, motion carried.*

Draft 2026 Budget – Carried over from the October meeting. After discussion, *motion to approve Mrs. Cioffi's version of the budget with no increase in dues for 2026, made by Mr. Toogood, second by Mr. Drayman, I-no, motion carried.*

Draft Reserve Study 2026 (V2) After discussion, *motion to approve version 2 as presented made by Mr. Guessford, second by Mr. Toogood, motion carried.*

HOMEOWNERS FORUM #2

Lock dumpster gate, Slack/Neighborhood Watch, signs, Flock on berm, and dumpster divers.

NEXT MEETING DATES

December 6, 2025, at 9:00 am via Zoom

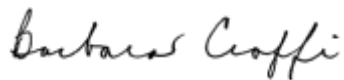
Annual Meeting – April 4, 2026, at 9:00 am via Zoom

ADJOURNMENT

With no further business, the meeting was adjourned at 10:46 a.m.

Happy Holidays to all!

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager – PPM



Barbara Cioffi, Secretary

12.6.25

Date